

Subdivision Activity

2004 Subdivision Highlights

1. Approximately 174 subdivision plats were recorded last year with the Sedgwick County Register of Deeds. Of these, 138 plats (77 percent) were located in Wichita or the unincorporated portions of Sedgwick County and the remaining 36 plats (20 percent) were in the County's small cities.
2. Of the residential lots created by platting in Sedgwick County in 2004, 66 percent were located in Wichita or in its 2030 Urban Growth Area, as identified by the Comprehensive Plan. This is down 2 percent from 2003.
3. Last year 3,538 new residential lots were platted or split. On these lots, there is the potential to build 3,989 residential units across the county. These figures are down 16 and 9 percent respectively from 2003.
4. The Northwest portion of Wichita recorded the greatest share of platting activity in 2004 with 25 percent of all potential dwelling units in the county. This was followed by the Northeast Wichita with 14 percent.

PLATTING AND LOT SPLITS

Approximately 180 subdivision plats were recorded in Sedgwick County and Andover during 2004. This is 45% more than the 124 new plats recorded in 2003. Of the 2004 total, 30 (17 percent) were replats. Also, of this overall total, 138 plats (77 percent) were located in Wichita or the unincorporated portions of Sedgwick County and 36 plats (20 percent) were located in the county's small cities. Andover recorded 6 plats during 2004.

Lot splits, a division of one subdivided lot into 2 to 4 developable lots, produced 38 residential lots, 23 commercial lots, and 12 industrial lots across Sedgwick County and in Andover.

Figure 5 illustrates the residential and commercial subdivision activity recorded by the Sedgwick County Register of Deeds during 2004. It also shows the extent of subdivision activity during the previous five years (1999-2003).

Last year there were 3,538 residential lots platted or split, with the potential for a total of 3,989 residential units distributed across Sedgwick County and in Andover. This is an increase of 13 percent for new lots compared to the five-year average. Commercial/office platting and lot split activity in Sedgwick County accounted for 123 new lots, and new industrial lots numbered 70 in 2004.

Platting totals for Wichita and the unincorporated areas of Sedgwick County were determined by aggregating data from the Metropolitan Area Planning Department's Recorded Plat Reports. Platting activity for each of the county's small cities was provided by a building permit and platting activity survey conducted by MAPD.

Subdivision Activity by Comprehensive Plan Growth Areas

Statistics have been compiled according to the new Wichita and Small Cities 2030 Urban Growth Areas contained in the 2005 Update of the Wichita – Sedgwick County Comprehensive Plan shown in **Figure 6**. The old Statistical Development Areas have been merged into this new structure. All of the five-year data has been refigured to match with this new geography.

In addition, the rural sections of Sedgwick County outside of the 2030 Urban Growth Areas have been divided into four sub-areas, and Wichita, within its 2030 Urban Growth Area, has been divided into seven sub-areas. These are also shown in Figure 6.

Subdivision Activity

Highlights (continued)

5. In 2004, 775 residential lots were platted in USD 266, Maize, with the potential for 823 dwelling units. USD 259, Wichita, experienced the second largest number of potential dwelling units with 799 units on 620 lots. USD 265, Goddard, and USD 385, Andover, tied at 646 potential residential units.
6. Commercial/Office platting and lot split activity in Sedgwick County accounted for 123 new lots, and industrial platting accounted for 70 new lots. These figures are down 8 percent and up 1 percent respectively from 2003.
7. The Northeast portion of Wichita saw the greatest amount of non-residential subdivision activity with 18 Commercial/Office lots and 31 Industrial lots. This was followed by Park City with 14 Commercial/Office lots and 14 Industrial lots.

The Wichita and Small Cities 2030 Urban Growth Areas Map was created as a tool to provide a sense of expected directions for future urban and suburban development in the county. The map is based on the direction of growth due to market conditions, the availability of public services/facilities, the cost of providing public infrastructure in the future, and other issues identified in the Wichita-Sedgwick County Comprehensive Plan and the comprehensive plans of individual small cities. It is also important to note that the 2030 urban growth areas depicted are not prescriptive or binding in nature. They serve only as a reasonable indication as to where the future efficient extension of public municipal services and corporate limits could occur by the year 2030. The 2030 Urban Growth Area Map identifies several key county areas of development:

Small City 2030 Urban Growth Area: The designated small cities' urban growth areas are generally located adjacent to their existing municipal boundaries, and indicates the reasonable direction and magnitude of growth these communities can expect to experience out to the year 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost-effective delivery of future municipal services and environmental factors.

Wichita 2030 Urban Growth Area: This category identifies Wichita's urban fringe areas that are presently undeveloped but have the potential to be developed by the year 2030, based upon Wichita population growth projections and current market trends. This is the area in which City expansion and extension of municipal services and infrastructure should be focused during the period from 2005 to 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost-effective delivery of future municipal services and environmental factors.

Rural Functional Land Use Category: This category encompasses land outside the 2030 urban growth areas for Wichita and the small cities. This category is intended to accommodate agricultural uses, rural based uses that are no more offensive than those agricultural uses commonly found in Sedgwick County, and predominately larger lot residential exurban subdivisions (normally with lot sizes of 2 acres or more) with provisions for individual, or community water and sewer services.

2004 Subdivision Activity in Sedgwick County

- 2004 Commercial Activity
- 2004 Residential Activity
- 1999 - 2003 Subdivision Activity
- Wichita & Sedgwick Co. Growth Sub-Areas
- Small City 2030 Urban Growth Areas

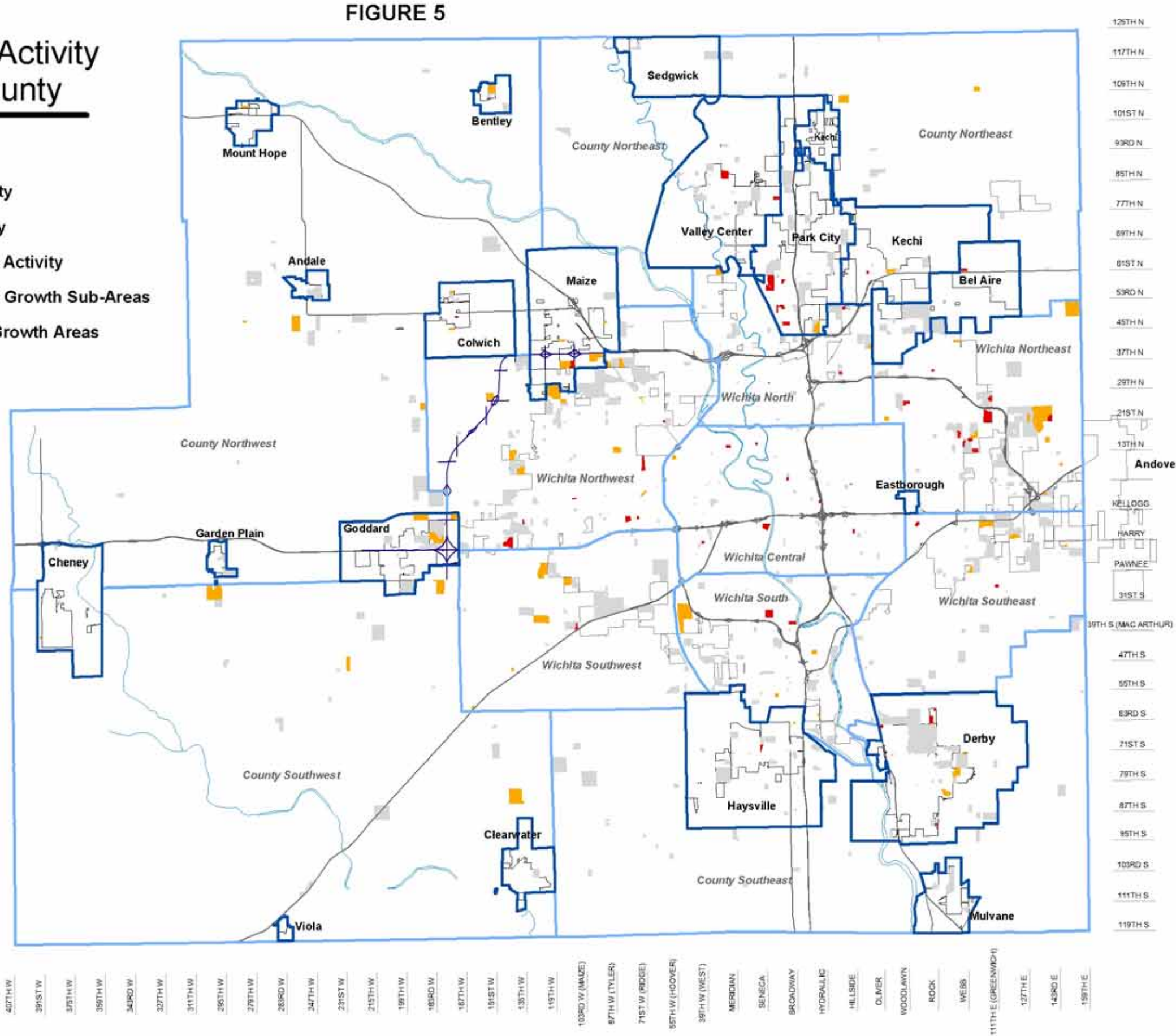
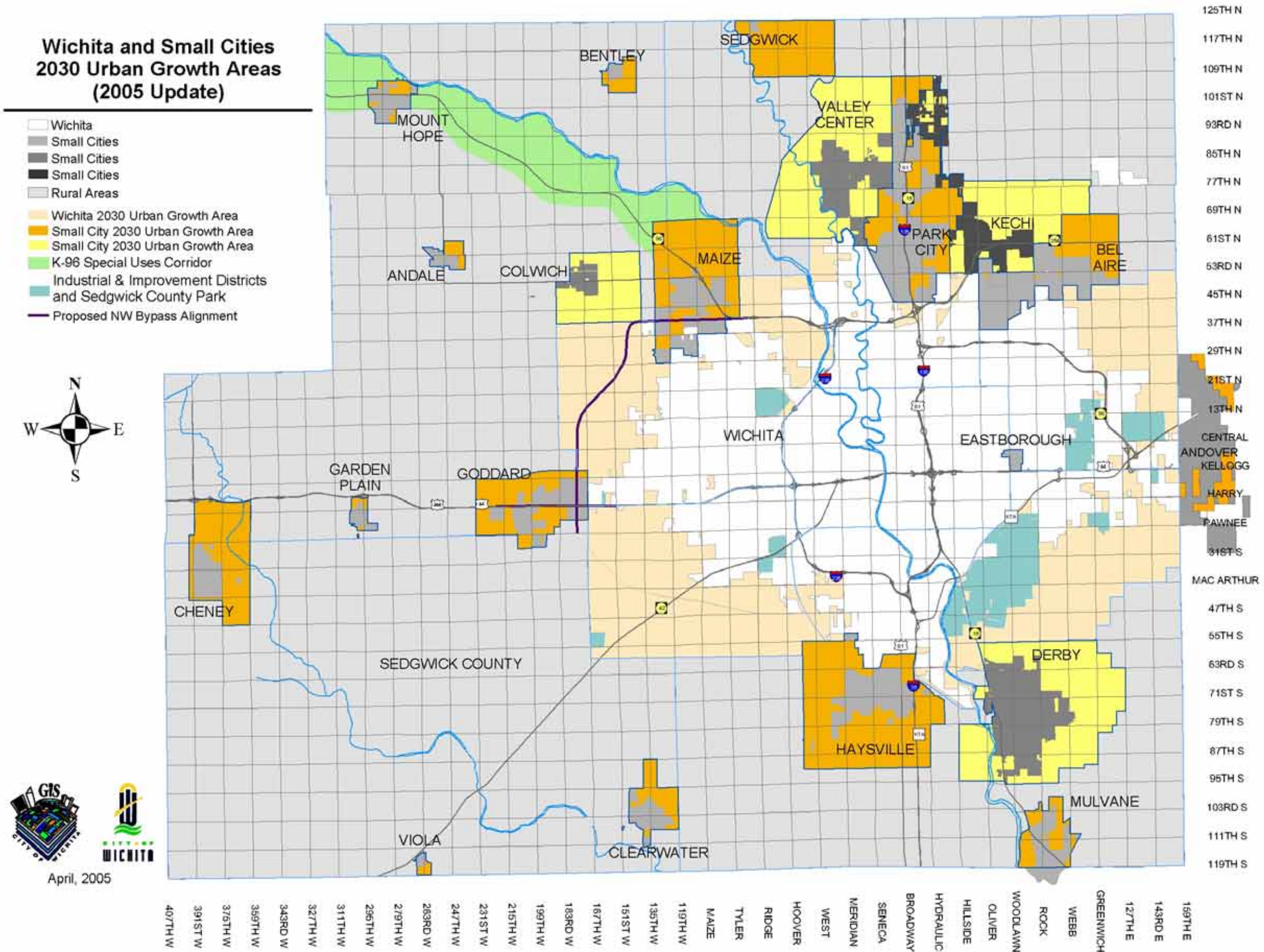


Figure 6



Subdivision Activity

K-96 Special Uses Corridor: This category encompasses areas of land identified in the K-96 Corridor Economic Development Plan completed by Sedgwick County in 2005, that require special land use controls in order to ensure appropriate patterns of commercial redevelopment within the K-96 corridor over the next 25 years. The K-96 Corridor Economic Development Plan should be consulted for more specific future land use direction.

Tables 4 and 5 list the number of lots platted or split in 2004 by growth area along with averages for the years 1999 through 2003. **Table 4** gives residential subdivision activity, while **Table 5** gives commercial/office and industrial activity. Year 2004 platting information for Andover is also provided.

Table 4

Residential Platting and Lot Split Activity by Comprehensive Plan 2030 Urban Growth Area (*Does not include Wichita Multi-Family Residential Unit Counts)						
Growth Areas	2004 Residential Lots Platted	2004 Potential Residential Units	2004 Percent of Total Dwelling Units	5 Year Average Residential Lots Platted	5 Year Average Potential Residential Units	5 Year Percent of Total Dwelling Units
City of Wichita & 2030 Urban Growth Area (Sub-areas)						
Wichita Central	40	50	1%	29	79	3%
Wichita Northeast	538	540	14%	429	458	15%
Wichita North	35	35	1%	134	134	4%
Wichita Northwest	769	967	25%	564	589	19%
Wichita Southeast	235	252	7%	291	293	9%
Wichita South	313	313	8%	115	122	4%
Wichita Southwest	357	357	9%	145	145	5%
Wichita 2030 Urban Growth Area Subtotal	2287	2514	66%	1707	1820	58%
Rural Areas (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	202	202	5%	90	90	3%
Small City & 2030 Urban Growth Areas						
Andale	0	0	0%	0	0	0%
Bel Aire	1	1	0%	88	88	3%
Bentley	121	121	3%	41	41	1%
Cheney	94	133	3%	2	2	0%
Clearwater	0	0	0%	26	26	1%
Colwich	4	17	0%	11	11	0%
Derby	157	227	6%	339	347	11%
Eastborough	0	0	0%	0	0	0%
Garden Plain	0	0	0%	20	20	1%
Goddard	182	182	5%	200	200	6%
Haysville	2	100	3%	85	85	3%
Kechi	36	36	1%	3	3	0%
Maize	177	177	5%	29	29	1%
Mount Hope	6	6	0%	0	0	0%
Mulvane	0	0	0%	16	16	1%
Park City	85	85	2%	205	237	8%
Sedgwick	0	0	0%	7	7	0%
Valley Center	2	2	0%	105	105	3%
Viola	0	0	0%	0	0	0%
Small Cities & 2030 Urban Growth Areas Subtotal	867	1087	29%	1177	1217	39%
Sedgwick Co. Total	3356	3803	100%	2974	3127	100%
Andover	182	186		291	292	

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Table 5

Commercial/Office and Industrial Platting and Lot Split Activity by Comprehensive Plan 2030 Urban Growth Area				
Growth Areas	2004 Commercial & Office Lots	2004 Industrial Lots	5 Year Average Commercial & Office Lots	5 Year Average Industrial Lots
City of Wichita & 2030 Urban Growth Area (Sub-areas)				
Wichita Central	11	5	13	8
Wichita Northeast	18	31	33	16
Wichita North	3	2	3	6
Wichita Northwest	13	8	28	9
Wichita Southeast	10	1	9	1
Wichita South	3	2	8	6
Wichita Southwest	1	4	1	6
Wichita 2030 Urban Growth Area Subtotal	59	53	95	53
Rural Areas (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	1	0	2	1
Small City & 2030 Urban Growth Areas				
Andale	0	0	0	0
Bel Aire	0	0	0	0
Bentley	0	0	0	0
Cheney	0	0	0	0
Clearwater	0	0	0	0
Colwich	0	0	0	0
Derby	12	0	18	3
Eastborough	0	0	0	0
Garden Plain	0	0	0	0
Goddard	2	0	4	0
Haysville	3	2	2	3
Kechi	18	0	1	0
Maize	14	1	0	0
Mount Hope	0	0	0	0
Mulvane	0	0	0	0
Park City	14	14	9	8
Sedgwick	0	0	0	0
Valley Center	0	0	2	3
Viola	0	0	0	0
Small Cities & 2030 Urban Growth Areas Subtotal	63	17	38	18
Sedgwick Co. Total	123	70	134	71
Andover	0	0	5	0

Figures 7 and 8 illustrate the trend for the individual years used in the five-year averages with the 2004 totals.

For the year 2004, residential subdivision activity saw a 13 percent increase in lots created compared to the five-year average and a 20 percent decrease from 2003 in Sedgwick County. Residential lots in rural Sedgwick County have trended upward significantly since 1999.

Meanwhile, the number of commercial/office lots created in Sedgwick County saw a decrease of 8 percent compared to the five-year average, and industrial lots created saw a 1 percent increase over the five-year average. The number of lots created for commercial/office increased 17 percent and industrial decreased 10 percent from 2003 activity levels.

Subdivision Activity

Figure 7

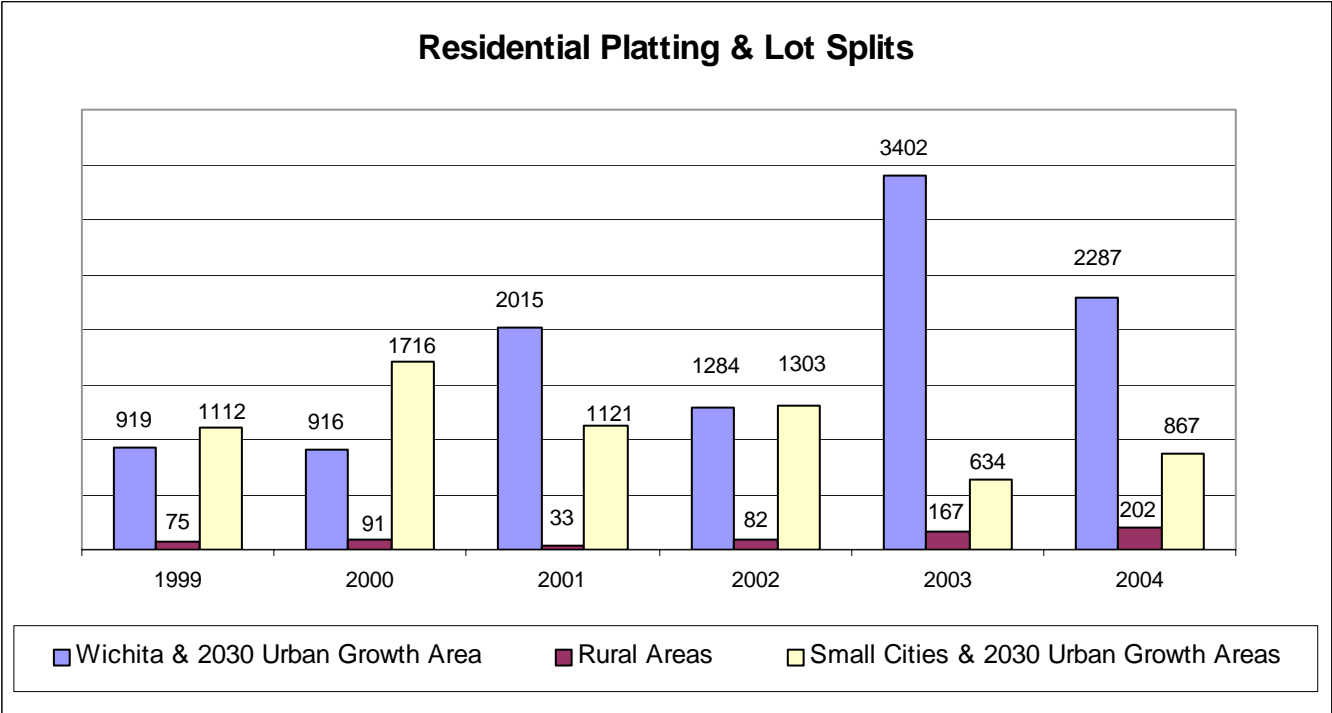
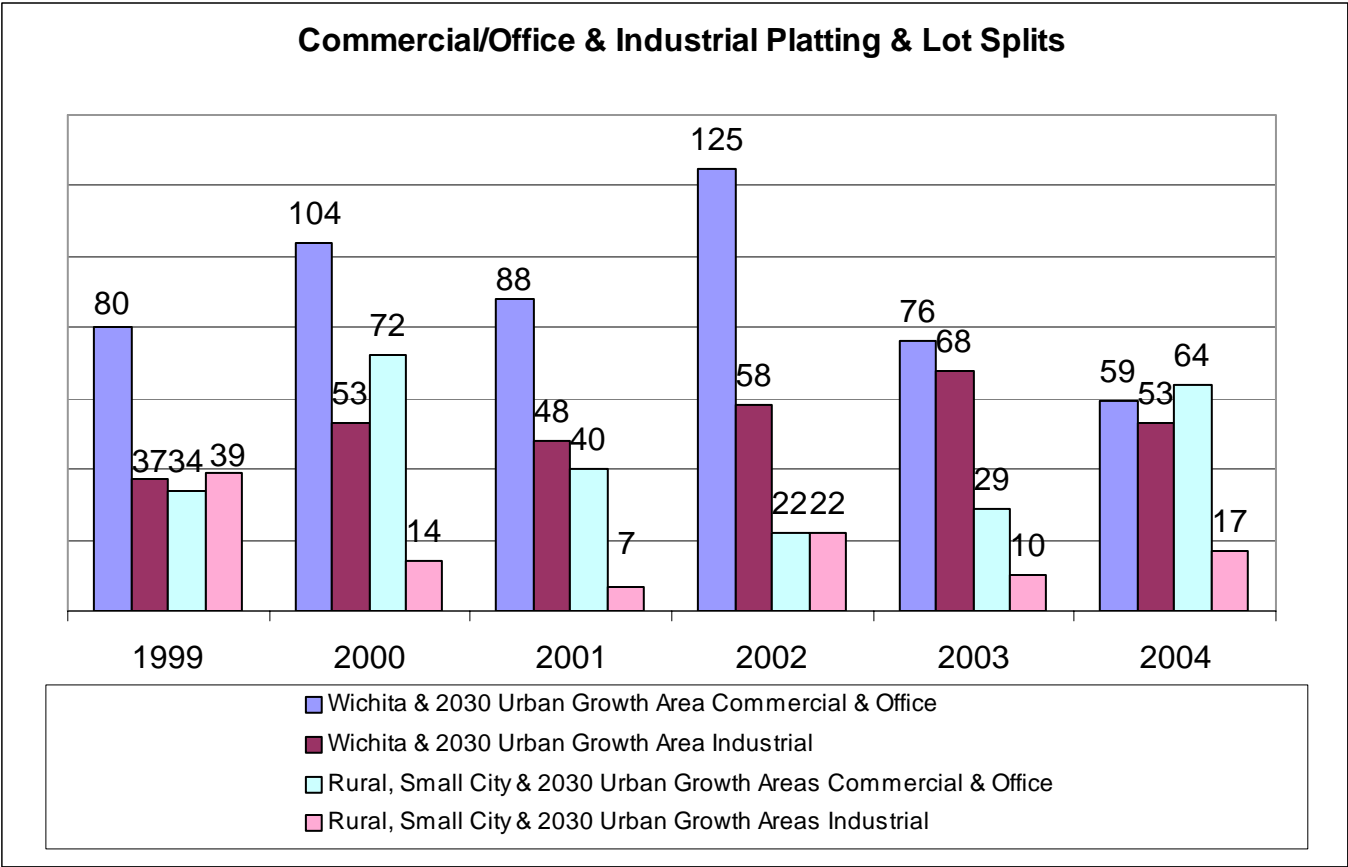


Figure 8



Subdivision Activity

Platting by School District

For school districts, an important indicator of potential new students is the amount of development activity occurring within school district boundaries. While construction may not occur immediately after a subdivision is approved, platting activity levels are good indicators where new construction may occur in the future. Barring other local factors that influence school attendance, area school districts may generally expect enrollment trends to be impacted by the level of platting and building permit activity within their district.

Table 6 shows platting activity in school districts serving Sedgwick County and Andover in 2003. Residential subdivision activity in the Wichita School District accounted for 20 percent of 2004 potential dwelling units. The Maize school district accounted for another 21 percent, and the Goddard and Andover districts each accounted for an additional 16 percent.

Table 6

Residential Platting and Lot Split Activity by School District (*Does not include Wichita Multi-Family Residential Unit Counts)							
School District	Primary City	2004 Residential Lots Platted	2004 Potential Residential Units	2004 Percent of Total Dwelling Units	5 Year Average Residential Lots Platted	5 Year Average Potential Residential Units	5 Year Percent of Total Dwelling Units
USD 206	Whitewater	2	2	0.1%	0	0	0.0%
USD 259	Wichita	620	799	20.0%	914	1025	30.6%
USD 260	Derby	157	227	5.7%	361	364	10.9%
USD 261	Haysville	310	408	10.2%	182	161	4.8%
USD 262	Valley Center	15	15	0.4%	207	304	9.1%
USD 263	Mulvane	0	0	0.0%	18	18	0.5%
USD 264	Clearwater	28	28	0.7%	62	14	0.4%
USD 265	Goddard	646	646	16.2%	501	497	14.9%
USD 266	Maize	775	823	20.6%	407	431	12.9%
USD 267	Colwich	84	97	2.4%	57	82	2.5%
USD 268	Cheney	95	134	3.4%	2	0	0.0%
USD 312	Haven	6	6	0.2%	0	0	0.0%
USD 331	Kingman	0	0	0.0%	0	0	0.0%
USD 356	Conway Springs	0	0	0.0%	1	2	0.1%
USD 369	Burton	0	0	0.0%	0	0	0.0%
USD 375	Towanda	37	37	0.9%	52	50	1.5%
USD 385	Andover*	642	646	16.2%	391	284	8.5%
USD 394	Rose Hill	0	0	0.0%	0	0	0.0%
USD 439	Sedgwick	0	0	0.0%	7	14	0.4%
USD 440	Bentley	121	121	3.0%	45	97	2.9%
TOTAL		3,538	3,989	100.0%	3207	3345	100.0%